



John Street Earsdon Village

An outstanding period family terrace house, circa 1904 in the most stunning of locations! Rarely available, in the heart of the village, with gorgeous walks and village amenities, yet still close enough to local schools, bus routes and a short drive from the Metro and our fantastic coastline. This beautiful home has been improved throughout and really has it all! - Style, elegance, light and space make it such a wonderful home to live in. Lounge with multi-fuel burning stove and exposed brick hearth, separate dining room with doors out to the patio garden, outstanding contemporary kitchen with integrated appliances, spacious, downstairs cloaks/wc. To the first floor there are two large double bedrooms, the principle with attractive, large wardrobe and views over the pedestrianised green area at the front. Luxurious family bathroom with shower. Private patio garden and there is parking to the side and rear of the property. Freehold. EPC: TBC, Council Tax Band: B

£240,000

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John Street

Earsdon Village

Double Glazed Entrance Door to:

ENTRANCE HALL: Staircase to the first floor, door to:

LOUNGE: (front): 14'0 x 12'9, (4.27m x 3.89m), measurements into alcoves, beautifully presented lounge with pleasant views over the front green area, recessed hearth with exposed brickwork, gorgeous multi-fuel burning stove fire, radiator, double glazed window, double doors opening into:

DINING ROOM: (rear): 14'3 x 10'8, (4.34m x 3.25m), large under-stair cupboard, additional built-in storage, radiator, radiator cover, double glazed patio doors to the rear garden, through to:

KITCHEN: (rear): 7'6 x 6'8, (2.29m x 2.03m), a stunning, contemporary re-fitted kitchen, incorporating a two, colour range of base, wall and drawer units, Silestone worktops, integrated electric oven, hob and cooker hood, plumbing for dishwasher and washing machine, one and a half bowl sink unit with mixer taps, double glazed window, tiled floor, brick effect tiling, wood effect flooring, through to:

INNER HALLWAY: double glazed door to the rear patio garden, space for fridge freezer, shelving, door to:

DOWNSTAIRS CLOAKS/WC.: spacious downstairs cloaks/wc., vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, radiator, double glazed window, Victorian style flooring



FIRST FLOOR LANDING AREA: loft access with pull down ladders, we have been advised that the loft is boarded with a light, door to:

FAMILY BATHROOM: 8'5 x 7'7, (2.57m x 2.31m), a luxurious family bathroom with modern bath, hot and cold mixer taps, chrome shower, half pedestal washbasin with mixer taps and additional Forest Waterfall spray, low level w.c. with push button cistern, wood effect flooring, brick effect tiling, spotlights, chrome radiator, (can be operated via gas or electric), double glazed window



BEDROOM ONE: (front): 12'8 x 12'7, (3.86m x 3.84m), with double glazed window overlooking pleasant green, attractive, fitted double wardrobe with ample hanging and storage space, radiator and radiator cover, cornice to ceiling



BEDROOM TWO: (rear): 12'2 x 8'10, (3.71m x 2.69m), into alcoves, spacious double bedroom with radiator, double glazed window

EXTERNALLY: well presented, enclosed rear patio garden, with paving, fitted seats and gated access to rear lane, pedestrianised front garden area



TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: B

EPC Rating: TBC

WB2194/AI/DB/27.11.2023/V.2





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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